



FOR SALE

Development Lands at 41 Belfast Road, Newry, BT34 1QA
Residential Development Site (Subject to Planning – 21 Units) c. 0.37 acres

Lisney

Features

- Situated in an area of identified and supported social housing need.
- Prominent gateway site to Newry City with significant arterial road frontage benefiting from transportation and retail amenities nearby.
- Site area – 0.15 Ha (0.37 acres).
- Planning application submitted (Ref LA07/2018/0930/F) – 21 apartments with 21 parking spaces and 24 bike racks.

Location

Newry is a long established population centre located approximately midway between Belfast and Dublin. The city benefits from proximity to a modern road and rail network serving Northern Ireland and into Southern Ireland.

Fronting Belfast Road the subject property lies c 0.5 miles to the north of the city centre in an area which is predominantly residential in character with schools and local amenities nearby such as Tesco, Plaza Retail Park, Mourne Country Hotel and Abbey Grammar School.



Frontage



Indicative Scheme

Description

The property comprises a cleared, level site (c 0.37 acres), currently being used as a car washing facility (on license) but, subject to planning, provides an opportunity to be redeveloped for a range of commercial and residential uses.

Planning

Historically, the site has been approved (date 27/11/2008), now lapsed, for a 5 storey office development – P/2008/0730/F. Additionally the site is zoned as ‘whiteland.’

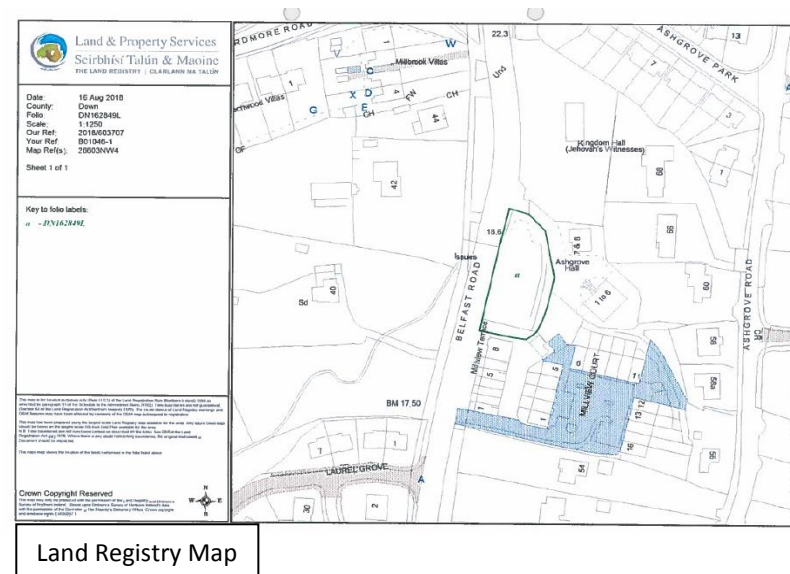
More recently as there is a very high need for social housing in the area, a formal application has been submitted for a 21 unit apartment scheme (Ref LA07/2018/0930/F) which is at an advanced stage in the planning process.

Discussions with a Housing Association are also at an advanced stage and upon request specific details can be revealed.

The proposed scheme comprises:-

- 13 no. x 3 person , 2 bedroom apartments
- 7 no. x 2 person, 1 bedroom apartment
- 1 no. x 2 person, 1 bedroom apartment
- 21 no. car parking spaces with additional bicycle parking provision.

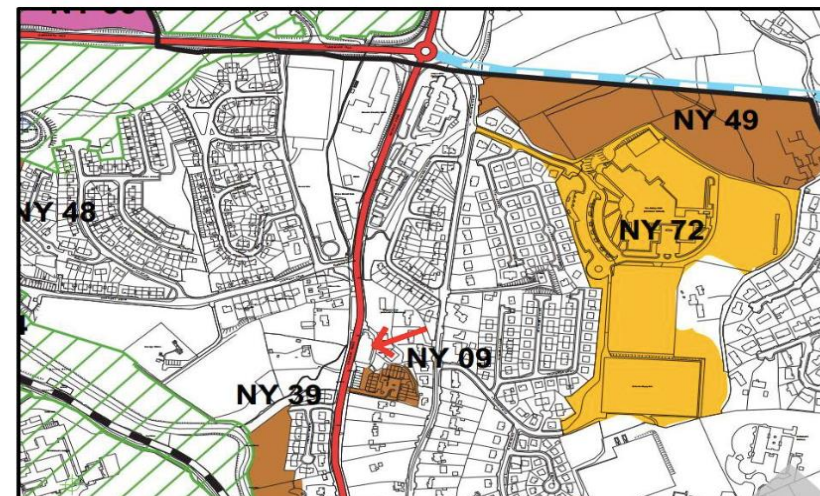
(Plans and professional reports available on request)



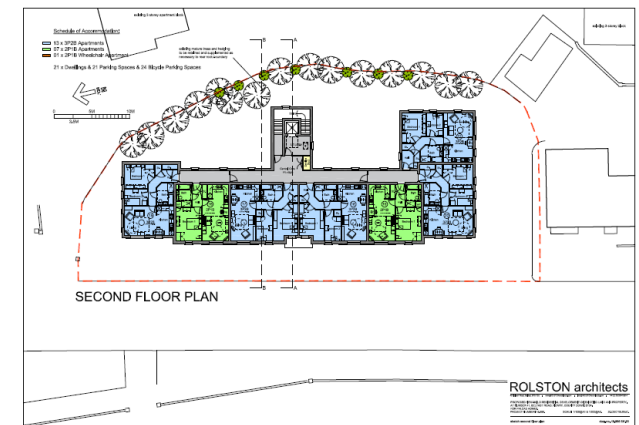
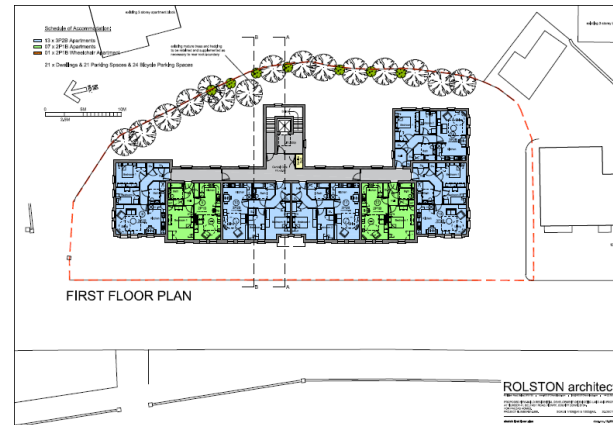
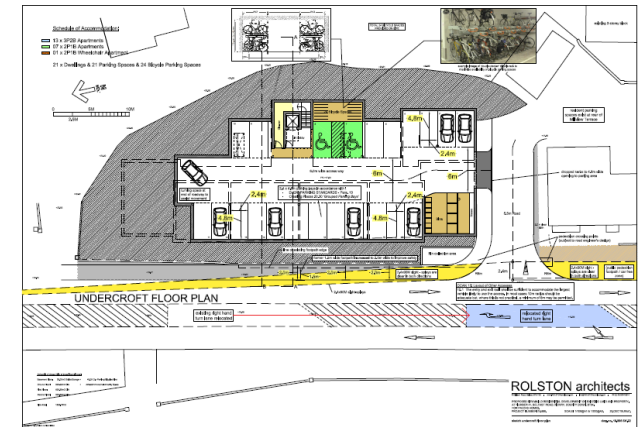
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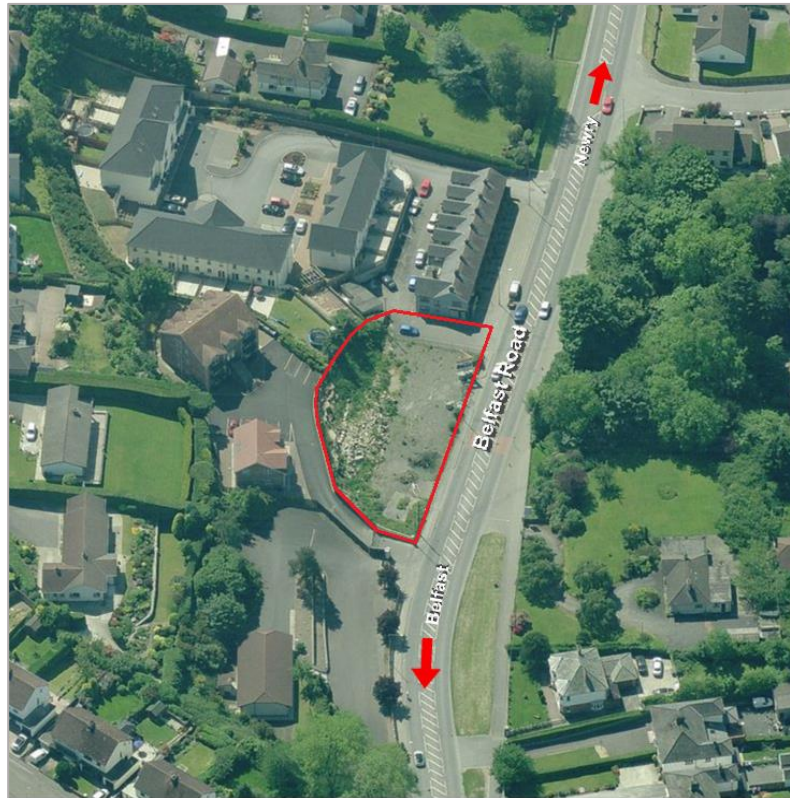
Zoning

The subject site is positioned on the Banbridge, Newry & Mourne Area Plan 2015 and is located within the Development Limit of Newry City. The land does not benefit from any particular designation or zoning and is located along a protected route which is the Belfast Road. A map extract identifying the subject site is illustrated below :-



Planning Proposal





Indicative Boundary Map

Asking Price

Offers invited.

Title

It is understood the property is held Long Leasehold, 999 years from 27.10.1903.

VAT

VAT is applicable in this sale. All prices and outgoings are exclusive of VAT.

Contact

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.